

RANDOLPH BOARD OF ADJUSTMENT

Minutes of Meeting July 12, 2021

Members Present: David Ruble, Bob Onacki, Bob Leclerc, and Bob Harris
Members Absent: Guy Stever, Alan Lowe, and Bill Parlett
Public: Randall Noring, Keith Moon, Chris Hawkins, Tami Hartley, and Regina Ferreira

David Ruble called the meeting to order at 5:04 pm.

On a motion by Bob Leclerc, seconded by Bob Onacki, the Board voted unanimously to approve the minutes of May 21, 2021.

Public Hearing

David Ruble called the Public Hearing to order.

Randall Noring advised the Board that he is hoping to put up a 15 kW solar array, which consists of two fixed units. It will have dug conduit to the inverters, which will eventually power geothermal heat. The unit will about 45'x45' and the height is about 11', with one unit being slightly taller than the other. The array will be about 70' from the property line on the Parker side and will not be seen from the road.

Tami Hartley and Regina Ferreira were in attendance as abutters to the Noring property, and did not have any concerns.

Chris Hawkins read a letter of support into the record:

Dear Board Members,

While driving around town lately, I focused on the power pole infrastructure along the roads. We do not notice this ubiquitous part of our local energy system. Photovoltaic (PV) systems rapidly are becoming part of our future landscape and energy systems. Soon we will be glad to have such valuable infrastructure in place. (Remember the cell tower debates!)

Photovoltaic (PV) panels are the ideal local energy production solution, providing clean energy. In fact, there is a movement towards localized generation, instead of relying on the nations aging power grid. Randolph needs to promote, not impede, such efforts.

Unfortunately the Randolph Selectboard provided Randy Noring with erroneous information as he proceeded with this project. Time and money is being wasted.

Randy Noring's PV system needs to be immediately approved.

Randolph and its citizens need to be a leader in clean energy and de-carbonizing the environment.

Please enter this memo into the public hearing record.

Thank you,

Chris Hawkins
Randolph Hill Rd, Randolph, NH

The Board asked Mr. Hawkins what the erroneous information was that Mr. Noring was given, and he advised that they gave the go ahead and then backpedaled, as there is a new section in the Zoning Regulations that was added at this year's Town Meeting. It was noted that this only applies to free standing units, as if the array is mounted on the roof it only requires a building permit.

On a motion by Bob Onacki, seconded by Bob Harris, the Board voted unanimously to approve the Request for Special Exception to Randall Noring of 330 Randolph Hill Road for a free-standing solar energy system.

David Ruble advised he would send notice within 24 hours to the Randolph Selectmen with their decision to grant the Special Exception to Randall Noring.

Keith Moon advised the Board that he is proposing a unit behind his house, which will be blocked from sight on all 4 sides. The front will be blocked by the house, and the other three sides are wooded. Moon advised he will need to remove some trees to make room for the system. Moon advised it will not be visible from Route 2. The system is about 45' long and 11' tall. It will power the whole house and then some, leaving room to grow. The Board asked if it would still work if the power goes out and Moon advised it would. Moon stated it would still produce energy, which could be used to power a generator to keep the house going. Moon advised he could purchase a battery to store energy, but that would be very expensive.

On a motion by Bob Harris, seconded by Bob Leclerc, the Board voted unanimously to approve the Request for Special Exception to Keith and Celina Moon of 24 Raycrest Drive for a free-standing solar energy system.

The Board then addressed the plan to build the system only 15' from the boundary line of the abutting property. The abutting property is also owned by Moon, but the lots have not been merged. Moon advised that he does have plans to merge the lots, but is researching the tax ramifications if he does. Merging the lots will give him over 2 acres, and he believes the abutting lot is unbuildable anyway due to a culvert that runs through the property.

On a motion by Bob Leclerc, seconded by Bob Onacki, the Board voted unanimously to approve the request for variance to Keith and Celina Moon of 24 Raycrest Drive

to locate the proposed free-standing solar energy system 15' from the property line of the abutting parcel, also owned by Moon.

David Ruble advised that he would send a letter within 24 hours to the Randolph Selectman advising them of their decision to grant the Special Exception and variance to Keith and Celina Moon.

The Public Hearing was closed at 5:30 pm.

David Ruble asked the Board members if they would prefer to meet on an as-needed basis or monthly. As-needed was suggested, however it was noted that they also need to work on updating forms.

A Board member requested that plot plans also be provided with the paperwork for special exceptions or variances. David Ruble advised that the plan was not available today for the Noring request, but we will plan to have this available for hearings in the future.

On a motion by Bob Harris, seconded by Bob Onacki, the meeting was adjourned at 5:37 pm.

Respectfully submitted,
Shelli Fortin